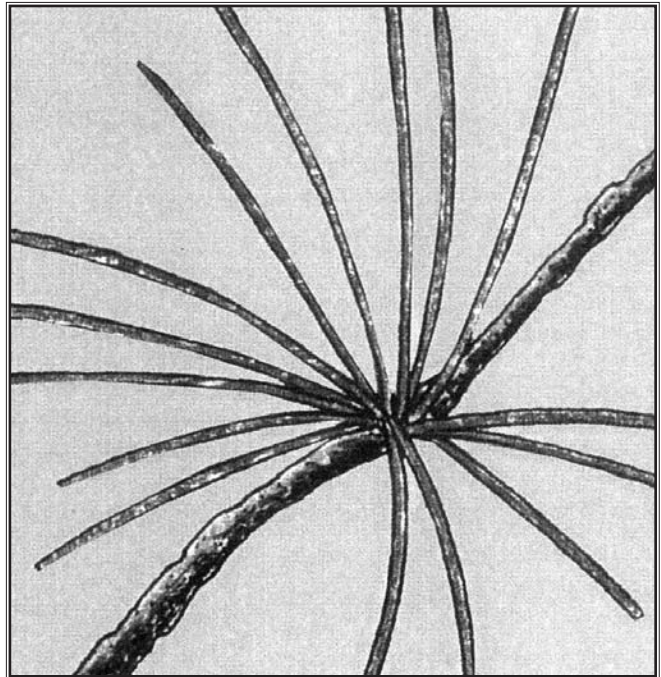


TORREY HIGHLANDS

Public Facilities Financing Plan
and Facilities Benefit Assessment

Fiscal Year 2004



THE CITY OF SAN DIEGO

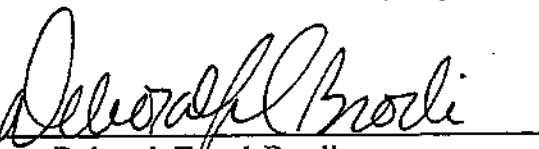
June 2004 • Facilities Financing/Planning Department

RESOLUTION NUMBER R- 299346

ADOPTED ON JUN 15 2004

RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO DESIGNATING AN AREA OF BENEFIT IN TORREY HIGHLANDS AND THE BOUNDARIES THEREOF, CONFIRMING THE DESCRIPTION OF PUBLIC FACILITIES PROJECTS, THE COMMUNITY FINANCING PLAN AND CAPITAL IMPROVEMENT PROGRAM WITH RESPECT TO PUBLIC FACILITIES PROJECTS, THE METHOD FOR APPORTIONING THE COSTS OF THE PUBLIC FACILITIES PROJECTS AMONG THE PARCELS WITHIN THE AREA OF BENEFIT AND THE AMOUNT OF THE FACILITIES BENEFIT ASSESSMENTS CHARGED TO EACH SUCH PARCEL, THE BASIS AND METHODOLOGY FOR ASSESSING AND LEVYING DISCRETIONARY AUTOMATIC ANNUAL INCREASES IN FACILITIES BENEFIT ASSESSMENTS, AND PROCEEDINGS THERETO, AND ORDERING OF PROPOSED PUBLIC FACILITIES PROJECT IN THE MATTER OF TORREY HIGHLANDS FACILITIES BENEFIT ASSESSMENT AREA.

APPROVED: CASEY GWINN, City Attorney

By 
Deborah Engel-Brodie
Deputy City Attorney

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Torrey Highlands Community Planning Group

At the time of this update, no planning group has been formed for Torrey Highlands.

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Torrey Highlands Public Facilities Financing Plan FY 2004

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This information will be made available in alternative formats upon request. To request a financing plan in an alternative format, call the Planning Department, Facilities Financing Section, at (619) 533-3670.

Introduction

Authority

This **financing plan** implements the improvement requirements set forth in the Torrey Highlands Subarea Plan, which was originally approved by the San Diego City Council on August 5, 1996 by Resolution R-287749.

On November 3, 1998, the voters of the City passed Proposition H and subsequently approved a phase shift from the land designation of “Future Urbanizing” to “Planned Urbanizing”. However, a portion of Torrey Highlands, Fairbanks Highlands, did not seek to participate in the phase shift. This portion of the subarea has an approved vesting tentative map (VTM 88-0141) that was approved in 1997.

Annual Update to Financing Plan

On June 10, 2003, by Resolution R-298074, the San Diego City Council (City Council) adopted the current Torrey Highlands Public Facilities Financing Plan (Fiscal Year 2003 Plan). Future updates are anticipated to occur on an annual basis.

Scope of Report

The Fiscal Year 2004 Torrey Highlands Financing Plan identifies the public facilities that will be needed over the next eight years, during which the ultimate build out of the community is expected. This report also includes the revised **Facilities Benefit Assessment (FBA)** for Torrey Highlands, as required by City Ordinance O-15318. The FBA is established to provide specific, needed facilities that are to benefit the Torrey Highlands community.

Timing and Cost of Facilities

The public facilities projects to be financed by the Torrey Highlands FBA funds are shown in Table 9, beginning on page 23. Included in the table are:

- Project title;
- Fiscal year in which construction of the project is expected;
- Estimated project costs; and
- Funding sources.

Project categories include transportation improvements, water and sewer (utilities) lines, parks, fire, and libraries. Detailed descriptions of the projects which are listed in Table 9 can be found on the project sheets beginning on page 28. The FBA also funds the administrative costs associated with the development, implementation, and operation of the FBA program.

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FBA Procedure

City Ordinance No. O-15318 was adopted by the City Council on August 25, 1980, to establish the procedure for implementing a Facilities Benefit Assessment (FBA). The FBA provides funding for public facilities projects that serve a designated area, also known as the **Area of Benefit**. The dollar amount of the assessment is based upon the collective cost of each public facility, and is equitably distributed over the Area of Benefit in the Torrey Highlands community planning area. For more information on an Area of Benefit, see Area of Benefit and Projected Land Uses beginning on page 4.

Methodology of the FBA

The methodology of the FBA is as follows:

- 1) An FBA **Assessment Roll** is prepared for Torrey Highlands where each remaining, unimproved parcel or approved map unit in the Area of Benefit is apportioned its share of the total assessment according to the size and anticipated use of the property. Refer to Assessment Roll Description on page 15 for more information on the Assessment Listing (Roll).
- 2) Liens are placed on the undeveloped or under-developed portions of the County Assessor parcels and final map properties within the Area of Benefit. The liens are filed without a specific assessment amount since the owner or developer is responsible to pay only the assessment that applies to the type and amount of development that actually occurs.
- 3) At the time of Building Permit issuance, the owner of the parcel being developed is assessed a fee that is determined by the type and scope of the permit being requested and by the fee schedule that is in effect at the time the permit is pulled. Owners/developers are not permitted to pay liens in advance of development. FBA fees are paid directly to the San Diego City Treasurer.
- 4) Fees are collected, placed into a City revenue account, and used within the Area of Benefit solely for those capital improvements and administrative costs that are identified in the Torrey Highlands Public Facilities Financing Plan.

In the following material, an appropriate dollar assessment is developed for all property owners seeking to develop in Torrey Highlands.

Areas of Benefit and Projected Land Uses

Inventory and Location

When the City Council adopts a **Resolution of Intention**, a Facilities Benefit Assessment is applied to the residential, non-residential, and various other land use combinations of undeveloped property. The undeveloped land areas that are assessed FBA fees are also known as the **Area of Benefit**. Figure 1, on page 6, shows the proposed boundary or location of the Torrey Highlands Facilities Benefit Assessment Area (Area of Benefit).

Table 1 Inventory of Land Uses

Land Use	Actual	To Go	Total
Single-Family Residential Units	1,358	367	1,725
Multi-Family Residential Units	565	403	967
Local Mixed Use Acres	1.54	8.06	9.6
Commercial Acres	0	34.5	34.5
Employment Center Acres	0	43.15	43.15
Limited Commercial Acres	1.54	1.71	3.25
Institutional Acres	0	16.93	16.93

Development Schedule

The development schedule for Torrey Highlands is based upon the projections of the existing property owners, their land use consultants, and City staff. Indications are that the remaining development of Torrey Highlands will take place over a ten year period.

The projected schedule of development for Torrey Highlands is presented in Table 2, on page 5. In this table, the number of units developed within a year refers to those applications having building permits issued (paid) during the July-to-June fiscal year. Thus, the number of units developed in 2002 refers to those for which permits are issued, with fees paid, between July 1, 2001 and June 30, 2002.

Since needed facilities are directly related to the community growth rate, construction schedules of facilities are contingent upon the actual development

within the community. Therefore, any slowdown in community development will require additional modification of the schedule for providing needed facilities.

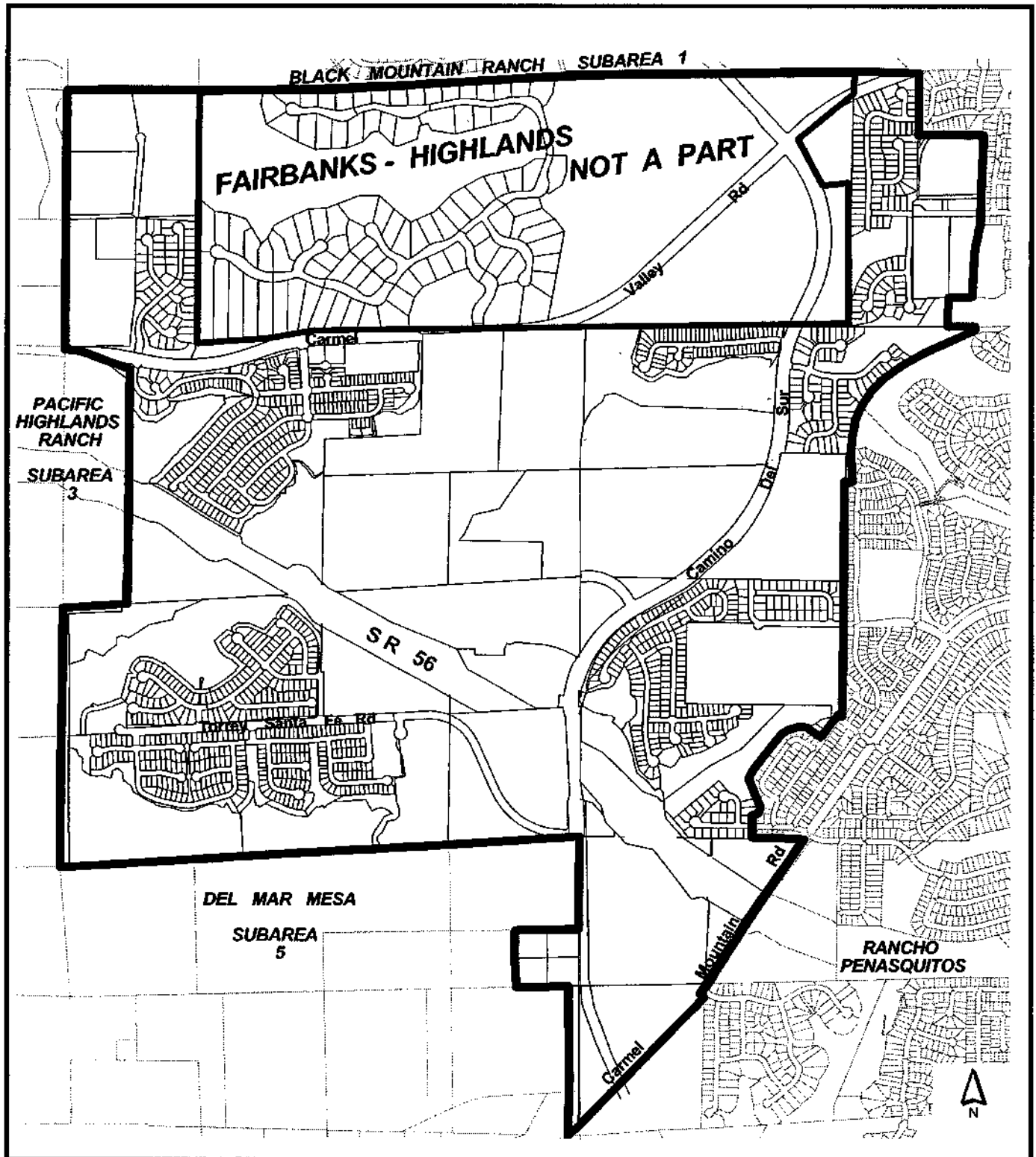
Table 2 Development Schedule

FISCAL YEAR	SFDU	MFDU	UNITS TO DATE	LMXU/ AC	C/ AC	CL/ AC	INST/ AC	ECTC/ AC
PRIOR	93**	0	93	0	0	0	0	0
2000	7	0	100	0	0	0	0	0
2001	368	0	468	0	0	0	0	0
2002	501	188	1,157	0	0	1.54	0	0
2003	389	377	1,923	1.54	0	0	0	0
2004	54	135	2,112	8.06	0	1.71	0	0
2005	0	0	2,112	0	0	0	10	15.49
2006	0	0	2,112	0	0	0	6.93	0
2007	0	0	2,112	0	0	0	0	0
2008	235	200	2,547	0	34.5	0	0	27.66
2009	76	68	2,691	0	0	0	0	0
2010	2	0	2,693	0	0	0	0	0
2011	0	0	2,693	0	0	0	0	0
2012	0	0	2,693	0	0	0	0	0
TOTAL	1,725	967	2,693	9.60	34.5	3.25	16.93	43.15
ACTUAL:	1,358	565	1,923	8.06	0	1.54	0	0
TO GO:	367	403	770	1.54	34.5	1.71	16.93	43.15

* Development figures provided for FY 2004 are based upon current year projections.

** The 93 single family units developed in Fairbanks Highlands are within the Torrey Highlands subarea but are not within the FBA Area of Benefit.

TORREY HIGHLANDS SUBAREA 4



FACILITIES BENEFIT ASSESSMENT SAN DIEGO, COUNTY OF SAN DIEGO AND STATE OF CALIFORNIA

Assessments

Assessment Methodology – EDU Ratios

An **Equivalent Dwelling Unit** or **EDU** ratio (factor) has been established for the purpose of spreading the cost of public facilities between the different land use classifications. Equivalent Dwelling Unit ratios have been calculated for each category of facility to be constructed under the FBA because the relationship between land use and the degree of benefit from different public facilities can vary substantially. The single-family dwelling unit (SFDU) is the foundation for all other EDU ratios. Other land use classifications are assigned an EDU ratio per dwelling unit (or acre), proportionate to the respective benefit.

Table 3 provides the EDU ratios or factors used to prepare the Torrey Highlands FBAs.

Table 3 EDU Ratios

CATEGORY	SFD	MFD	LMXUU	CO	CL	INST	ECTC
TRANSPORTATON	1.0	0.7	11.175	2.5	8.4	2.5	7.5
PARKS	1.0	0.7	.0	0	0	0	0
FIRE	1.0	0.7	6	6	6	9	9
LIBRARY	1.0	0.7	.0	0	0	0	0
WATER/SEWER	1.0	0.7	12.5	12.5	12.5	12.5	17.9

EDU Calculation

A complete description of the process used to determine the relative level of benefit from each public facility, and the corresponding equivalent dwelling unit ratios, was originally presented in the North City West Public Facilities Financing Plan of April 1982. The following is the process as it was presented in the plan:

Equivalent Dwelling Unit Factors

In order to provide a means of spreading assessments for needed public facilities between different classes of land use, an equivalent dwelling unit (EDU) has been established for each class. The base for the EDU ratios is a single-family dwelling unit, and the other classes have been assigned an EDU ratio per dwelling unit or acre in proportion to their benefit.

Since the relationship between land use and the degree of benefit from different public facilities can vary substantially, the EDU ratios have been determined for each type of facility to be constructed under the FBA.

Background Information

1. Water Transmission Line.

A spread for water consumption is assumed based on water usage provided by the City of San Diego Water Utilities Department.

- *Water consumption per single-family dwelling unit is 150 gallons/capita/day.
Assume 3.2 persons per dwelling unit.
Therefore water consumption per unit equals $150 \times 3.2 = 480$ gallons/unit/day.*

- *Water consumption per acre of commercial or industrial land is 7,000+ gallons/acre/day.
 $7,000 \div 480 = 14.58$ DU/acre, say 15 DU/acre.*

Therefore, if a single-family dwelling is used as a base, each multi-family unit and each commercial and/or industrial acre is equivalent to 15 single-family units.

2. Sewer.

A spread for sewer generation is assumed based on sewage usage provided by the City of San Diego Water Utilities Department.

- *Sewage generation per single-family dwelling unit is 280 gallons/unit/day.*
- *Sewage generation per acre of commercial and/or industrial is 5,000+ gallons/acre/day.
 $5,000 \div 280 = 17.86$ DU/acre, say 18DU/acre.*

Therefore, if a single-family dwelling unit is used as a base, each multi-family dwelling unit is .7 single-family unit and each commercial and/or industrial acre is 18 single-family units.

3. Fire Station.

The Fire Station EDU relates to the cost of fire department services to residential, commercial, and industrial establishments. These services and costs are defined in the San Diego Fire Department Annual Report and the City of San Diego's financial management cost revenue analysis. The services have been categorized into three groups:

Torrey Highlands Public Facilities Financing Plan FY 2004

- A. *Suppression, maintenance, and acquisition*
- B. *Prevention*
- C. *Administration and support*

Knowing the commercial and industrial acreage, the total population of San Diego and assuming 3.2 persons per single-family residential unit, and fire department costs, we were able to arrive at the cost of service for a residential unit, and commercial and industrial acreage.

A. *San Diego Fire Department Annual Report*

	<u><i>Residential</i></u>	<u><i>Comm'l</i></u>	<u><i>Indust'l</i></u>
(1) <i>Suppression, Maintenance, & Acquisition</i>	\$20,647,308	\$2,606,983	\$2,815,542
(2) <i>Prevention</i>	386,327	1,217,572	227,036
(3) <i>Administration & Support</i>	1,464,814	266,153	211,757
TOTAL	\$22,498,449	\$4,090,708	\$3,254,334

B. *Base Numbers*

	<u><i>Comm'l</i></u>	<u><i>Indust'l</i></u>
<u><i>Population</i></u>	<u><i>Acres</i></u>	<u><i>Acres</i></u>
890,800	5,526	6,376

C. *Calculations*

	<u><i>Residential</i></u>	<u><i>Commercial</i></u>	<u><i>Industrial</i></u>
<u><i>G Step 1</i></u>			
<i>Determine Expenses per Unit</i>	\$25.26/capita	\$740.27/acre	\$510.40/acre

Step 2 \$80.83/sf
Establish Cost per Household household

Step 3
Determine Ratio Using SF as a Base (i.e. EDU Factor)

	<i>1</i>	<i>9.16/acre</i>	<i>6.31/acre</i>
--	----------	------------------	------------------

Again, using the single-family dwelling unit as a base, we were able to assign an EDU ratio of .7 to a multi-family dwelling, 9 to an acre of commercial land and 6 to an acre of industrial land.

4. *Neighborhood Parks and Park and Ride–Transportation Centers.*
It has been determined that neighborhood parks and park and ride facilities benefit the residential portion of the community and have no direct benefit to the commercial and industrial acreage within that community.
5. *Library and Community Parks.*
The library and parks directly benefit the residents of the community. Using single-family homes as a base, multi-family housing had been assigned a benefit that is 70% of the single-family base. This is reflective of the fact that multi-family dwelling units typically contain fewer persons per dwelling unit than single-family homes.

While it could be maintained that commercial and industrial acreage might benefit in general from the presence of the library and the park in the community, no specific benefit has been identified. The City of San Diego Cost Revenue Analysis shows no benefit assigned to commercial and industrial acreage. The City of San Diego census showing library district and its users gives data that supports this. The Progress Guide of San Diego bases the need of parks and libraries on residential users.

6. *Del Mar Heights Road at Intersection with I-5 (Bridge Widening).*
The EDU factors suggested for use on the Del Mar Heights Road Bridge are based upon average daily trips generated by each use, intensities of the proposed use, and internal-external trip ratios.

For residential uses, factors of 1 EDU per dwelling unit for single-family and 0.7 EDU per dwelling unit for multi-family are suggested for use. These factors are based on dwelling densities and average trip generation factors used by the City of San Diego Engineering and Development Department.

Since the Del Mar Heights Road Bridge is essential for external access for the industrial area of North City West, a factor based upon the expected internal-external traffic split is suggested for use. A factor of 20 EDUs per acre is suggested for use.

A similar internal-external trip split approach is suggested for commercial land uses. Although there are different generation rates and internal-external trip ratios for community and

neighborhood commercial uses, an EDU factor of 22 EDUs per acre is suggested for both uses. The higher generation rate for neighborhood commercial is offset by a lower internal-external trip ratio so that the same EDU factor results.

Determination of Assessment Rates

The amount of the FBA assessment is determined by using the following information:

- Development schedule (in dwelling units and acres)
- Composite EDU factors for each land use designation
- Schedule of facility expenditures (in FY 2004 dollars) to be financed with monies from the FBA fund
- Annual interest rate of 3% (applied to the fund balance)
- Annual inflation rate of 5% (for determining the future costs of facilities that will be constructed in years beyond FY 2004)
- At the end of each fiscal year (June 30th), unpaid assessments are increased by the inflation factor.

The following are three types of expenses that may be applied against the FBA fund:

- 1) **Direct payments** for facility costs, including administration of the FBA fund;
- 2) **Credits** to developers for facilities provided in accordance with Section 61.2213 of the FBA Ordinance; and
- 3) **Cash reimbursement** to developers for costs in excess of their FBA obligation pursuant to an approved reimbursement agreement.

Therefore, whether a developer or the FBA fund provides a facility, it is treated as an expense to the fund.

An individual developer will pay an assessment to the FBA fund, based upon the number of units, or acres developed in a particular year. Pursuant to the terms of a reimbursement agreement with the City, a developer may be issued credits against an assessment for expenditures related to providing facilities. A reimbursement agreement with the City may also entitle a developer to cash from the FBA fund.

A **base assessment rate** is calculated to provide sufficient money to meet the scheduled, direct payments for facilities provided by the fund. The base assessment rate also considers the timing of credits and reimbursements to be paid to developers for FBA funded facilities. Table 4, on page 12, presents the FY 2004 base facilities benefit assessment rate for Torrey Highlands.

Due to inflation and changes in the scope, the cost for providing facilities increases over time. Therefore the assessment rate must also increase at the same rate. For liens established subsequent to Council approval of this FBA, the assessment rates (per unit or acre) shown in Table 5, page 13, should be used.

Table 4 Base Assessment Rate

LAND USE	DEPOSIT per UNIT/ACRE in FY 2004 DOLLARS
SINGLE FAMILY UNITS	\$56,145
MULTI-FAMILY UNITS	\$39,303
LMXU ACRES	\$453,090
COMMERCIAL ACRES	\$338,554
LIMITED COMMERCIAL ACRES	\$100,500
INSTITUTIONAL ACRES	\$84,218
EMPLOYMENT CENTER ACRES	\$301,987

Table 5 Proposed Facilities Benefit Assessments

FISCAL YEAR	\$/ SFMU	\$/ MFDU	\$/ LMXU	\$/ CAC	\$/ CLAC	\$/ INSTAC	\$/ ECAC
2002	\$33,120	\$23,184	\$267,278	\$199,714	\$59,285	\$49,680	\$178,186
2003	\$34,445	\$24,111	\$277,969	\$207,703	\$61,656	\$51,667	\$185,313
2004a	\$35,823	\$25,077	\$289,088	\$216,010	\$64,122	\$53,734	\$192,679
2004b	\$56,145	\$39,303	\$453,090	\$338,554	\$100,500	\$84,218	\$301,987
2005	\$58,952	\$41,268	\$475,754	\$355,482	\$105,525	\$88,428	\$317,086
2006	\$61,900	\$43,331	\$499,532	\$373,256	\$110,801	\$92,850	\$332,940
2007	\$64,995	\$45,498	\$524,508	\$391,919	\$116,341	\$97,492	\$349,587
2008	\$68,245	\$47,773	\$550,734	\$411,515	\$122,158	\$102,367	\$367,067
2009	\$71,657	\$50,162	\$578,271	\$432,091	\$128,266	\$107,485	\$385,420
2010	\$75,240	\$52,670	\$607,184	\$453,695	\$134,679	\$112,860	\$404,691
2011	\$79,002	\$55,303	\$637,543	\$476,380	\$141,413	\$118,502	\$424,926
2012	\$82,952	\$58,068	\$669,421	\$500,199	\$148,484	\$124,428	\$446,172

Cash Flow Analysis

The Torrey Highlands Cash Flow, Table 8, page 19, presents an analysis of the Torrey Highlands FBA. For each fiscal year during the development of the community, the cash flow shows the difference between accumulated FBA revenues (including earned interest) and capital improvement expenditures. Interest earnings for cash on hand are compounded and based on an estimated 3% annual return.

The City of San Diego considers historic data while predicting the effect of inflation on construction projects. The Los Angeles/San Diego **Construction Cost Index (CCI)** and the **Consumer Price Index (CPI)** for San Diego are the two indices used by the City while conducting a cash flow analysis. The historical information associated with the Los Angeles/San Diego Construction Cost Index and the Consumer Price Index for San Diego are shown in Table 6 and Table 7 on pages 17 and 18, respectively.

Since needed facilities are directly related to the community's growth rate, construction schedules of facilities are contingent upon the actual development within the community. Therefore, any slowdown in community development will require modification of facility schedules and a new cash flow will be prepared.

Automatic Annual Increases

Facilities Benefit Assessments are evaluated annually and adjusted accordingly to reflect the current economic conditions. In years beyond FY 2004, the proposed increase reflects a growth rate of 5% per year. An **inflation factor** is used to provide automatic annual increases in the assessment rate and will be effective at the beginning of each fiscal year (July 1 through June 30). The automatic increase provision is effective only until such time that the next annual adjustment is authorized by the San Diego City Council. Thereafter, the subsequent Council-approved annual adjustment will prevail.

Assessments are calculated and levied against each undeveloped or under-developed parcel based upon the type and extent of development, which is expected to occur within the area of benefit. The Torrey Highlands Proposed FBA Schedule in Table 5, page 13, shows the projected rate of deposit or assessment by each category of land use during each year of community development. For example, the proposed assessment for a single-family dwelling unit developed during FY 2004 is \$56,145. For the same period, each multi-family unit is to be assessed \$39,303. The local mixed-use assessment is \$453,090 per acre, the commercial assessment \$338,554 per acre, the limited commercial assessment \$100,500 per acre, while an institutional acre is \$84,218 per acre. Finally, in FY 2004, the proposed employment center acre assessment is \$301,987.

Partial Credits

Due to the demands for funding a number of FBA projects with cash in the early years of development, i.e. from FY 2002 to FY 2004, it does not appear to be possible to provide 100% credits immediately to a developer who constructs an FBA-funded project. To assure the availability of cash in these early years, a developer who has entered into a reimbursement agreement with the City and has earned and is entitled to use credits, commensurate with the cash flow calculations and CIP project sheets contained herein, shall be entitled to use credits on a 80 – 20 basis. That is, with each plan file application, the developer shall receive credits for 80% of his computed FBA obligation and pay cash for 20% of the obligation. This fractional payment of cash versus credits shall continue until one of the following occurs: (i) the developer exhausts his entitlement for credits or (ii) the developer is issued 100% of the permits for his/her respective development. The fractional percentage of credits versus cash payment shall be re-evaluated annually as part of the annual update process for the Financing Plan.

Assessment Roll Description

For each undeveloped map portion or parcel in the Area of Benefit, the Assessment Listing includes:

- Parcel number
- Name of the owner (according to County records)
- Number of dwelling units or non-residential acres to be developed (according to the “best use” scenario)
- Assessment amount for each parcel.

Identification numbers in the Assessment Listing may be non-sequential as a result of the omission of some parcels after assessments are paid, as ownership changes, or as parcels are subdivided. Information on ownership is listed according to County records at the time the Assessment Listing is prepared, as shown on the last equalized assessment roll, or as otherwise known to City staff (Section 61.2205). The current Assessment Listing is shown on page 111. A key for understanding the Assessment Listing is included.

A **Resolution of Designation**, when adopted by the City Council, imposes the Facilities Benefit Assessment in the form of a lien that is placed upon the undeveloped or under-developed portions of the County Assessor parcels and final map properties within the Area of Benefit. The assessments are based upon the type and extent of forecasted land use of the “best use” scenario.

The maps, plats, and summary of the assessment roll, all of which define the Area of Benefit, will be delivered to the County Recorder for official recording once the updated Public Facilities Financing Plan is approved by the City Council.

Collection of the FBA is to occur at the time of building permit issuance, with payment made directly to the San Diego City Treasurer.

Commercial and Industrial Development

Currently, FBA fees are expected to be paid on a net acre basis for commercial, local mixed use, employment center and institutional properties. It is anticipated however, that on occasion, building permits will be requested for structures that occupy only a portion of an entire parcel; a phased development, for example. It is normally expected that FBA assessments will be calculated and ultimately paid for an entire parcel, even if only a portion of the parcel is being permitted at one time.

Contributions by the City

If any, contributions made by the City or other public entity toward the cost of facilities are specified in the individual Capital Improvement Project sheets following Table 9, and beginning on page 28.

Table 6 Los Angeles/San Diego Construction Cost Index

As reported by *Engineering News Record*

YEAR	CCI	% CHANGE/YEAR
1984	5051	2.37%
1985	5264	4.22%
1986	5446	3.46%
1987	5452	0.11%
1988	5773	5.89%
1989	5774	0.02%
1990	5789	0.26%
1991	6084	5.10%
1992	6286	3.32%
1993	6361	1.19%
1994	6475	1.79%
1995	6517	0.65%
1996	6522	0.08%
1997	6571	0.75%
1998	6673	1.55%
1999	6832	2.38%
2000	7056	3.28%
2001	7073	0.24%
2002	7440	5.20%
2003		

Table 7 San Diego Consumer Price Index

YEAR	CPI	% CHANGE/YEAR
1984	103.5	-
1985	109.2	5.51%
1986	112.8	3.30%
1987	116.6	3.37%
1988	121.9	4.55%
1989	128.9	5.74%
1990	136.5	5.90%
1991	142.2	4.18%
1992	147.0	3.38%
1993	150.4	2.31%
1994	154.3	2.59%
1995	156.3	1.30%
1996	159.8	2.24%
1997	163.7	2.44%
1998	166.0	1.41%
1999	171.7	3.43%
2000	179.8	4.72%
2001	190.1	5.73%
2002	195.7	2.90%
2003		

Table 8

Torrey Highlands FBA Cash Flow

NEDU Factors: 1.00 0.70 8.07 6.03 1.79 1.50 5.38																		
FY	SFDU	MEDU	LMXU	CAC	CLAC	INSTAC	ECTAC	\$/SFDU	\$/MFDU	\$/LMXUAC	\$/CAC	\$/CLAC	\$/INSTAC	\$/ECTCAC	INPUT \$ PLUS INTEREST	PLANNED CIP \$ EXPENSES	NET BALANCE	FY
PRIOR	93	0	0	0	0	0	0										\$0	PRIOR
1999	0	0	0	0	0	0	0	\$16,585	\$11,595	\$133,678	\$99,886	\$29,651	\$0	\$89,119	\$0	\$0	\$0	1999
2000	7	0	0	0	0	0	0	\$16,896	\$11,827	\$136,352	\$101,884	\$30,244	\$0	\$90,901	\$118,852	\$79,619	\$103,910	2000
2001	368	0	0	0	0	0	0	\$24,948	\$17,464	\$201,330	\$150,436	\$44,657	\$37,422	\$134,220	\$9,299,071	\$1,509,754	\$4,588,174	2001
2002	501	188	0	0	1.54	0	0	\$33,120	\$23,184	\$267,278	\$199,714	\$59,285	\$49,680	\$178,186	\$21,241,071	\$17,084,175	\$4,672,694	2002
2003	389	377	1.54	0	0	0	0	\$34,445	\$24,111	\$277,969	\$207,703	\$61,656	\$51,667	\$185,313	\$23,222,028	\$12,002,832	\$15,842,680	2003
2004a	54	135	8.06	0	0	0	0	\$35,823	\$25,077	\$289,088	\$216,010	\$64,122	\$53,734	\$192,679				
2004b	0	0	0	0	1.71	0	0	\$56,145	\$39,303	\$453,090	\$338,554	\$100,500	\$84,218	\$301,987	\$8,089,779	\$21,875,474	\$2,056,985	2004
2005	0	0	0	0	0	10	15.49	\$58,952	\$41,268	\$475,745	\$355,482	\$105,525	\$88,428	\$317,086	\$5,833,490	\$7,437,974	\$452,501	2005
2006	0	0	0	0	0	0	0	\$61,900	\$43,331	\$499,532	\$373,256	\$110,801	\$92,850	\$332,940	\$11,692	\$132,300	\$331,893	2006
2007	0	0	0	0	0	0	0	\$64,995	\$45,498	\$524,508	\$391,919	\$116,341	\$97,492	\$349,587	\$7,948	\$138,915	\$200,926	2007
2008	235	200	0	34.5	0	6.93	27.66	\$68,245	\$47,773	\$550,734	\$411,515	\$122,158	\$102,367	\$367,067	\$50,895,983	\$34,777,987	\$16,318,922	2008
2009	76	68	0	0	0	0	0	\$71,657	\$50,162	\$578,271	\$432,091	\$128,266	\$107,485	\$385,420	\$9,339,374	\$9,574,958	\$16,083,339	2009
2010	2	0	0	0	0	0	0	\$75,240	\$52,670	\$607,184	\$453,695	\$134,679	\$112,860	\$404,691	\$413,057	\$15,053,215	\$1,443,181	2010
2011	0	0	0	0	0	0	0	\$79,002	\$55,303	\$637,543	\$476,380	\$141,413	\$118,502	\$424,926	\$25,257	\$1,224,177	\$244,261	2011
2012	0	0	0	0	0	0	0	\$82,952	\$58,068	\$669,421	\$500,199	\$148,484	\$124,428	\$446,172	\$5,167	\$147,746	\$101,682	2012
TOTAL	1,725	968	9.60	34.50	3.25	16.93	43.15								\$128,497,604	\$120,891,380	\$101,682	TOTAL

Facilities Financing Plan

Purpose

The **Public Facilities Financing Plan** is prepared to ensure that all owners of undeveloped property will pay their fair share of the funding required to finance the community's needed public facilities. The Financing Plan applies to all property owners seeking to develop property, even if the subject property has an approved tentative or final map detailing its development. The Public Facilities Financing Plan includes the following:

- Development forecast and analysis
- Capital Improvement Program, which lists public facility needs
- Fee schedule for a Facilities Benefit Assessment.

This report will update the Public Facilities Financing Plan (Financing Plan) and the Facilities Benefit Assessment (FBA) for the development that is planned to occur in the community plan area known as Torrey Highlands.

Development Forecast and Analysis

Development projections are based upon the best estimates of the property owners, developers, and City staff as they judge the future of the land market. Obviously, certain economic factors could adversely affect these development projections. Higher interest rates, higher land and housing prices, an economic recession, and issues involving the transportation thresholds could slow or halt the development rate of Torrey Highlands. Conversely, a period of robust business expansion could significantly increase the rate of development. The assumed development forecast for Torrey Highlands is reflected in Table 2 on page 4.

Future Public Facility Needs

In order to better serve the Torrey Highlands community, public facilities are needed in a number of project categories. Those categories include:

- Transportation
- Park and Recreation
- Fire
- Library
- Sewer/Water Utilities

Project locations are depicted in Figure 2 and summarized in Table 9, page 23. Detailed project descriptions can be found in the Capital Improvement Program (CIP) sheets on the pages that follow Table 9. The timing associated with individual projects is also summarized in Table 9 and on the corresponding CIP project sheets. Refer to Table 2, page 5, for the current development schedule of the community.

Since needed facilities are directly related to the size and growth rate of the community, construction schedules of facilities are contingent upon the actual development within the community. Therefore, any slowdown in community development will require a modification to the schedule in which needed facilities are planned.

Transportation Phasing Plan

The Torrey Highlands Transportation Phasing Plan is summarized in Appendix 1, page 113. The Transportation Phasing Plan was approved with the adoption of the original Public Facilities Financing Plan on October 22, 1996, and amended on August 7, 2001.